

**ZONING COMMITTEE
MINUTES
WEDNESDAY, JANUARY 30, 2013**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, January 30, 2013** in Committee Room #2, at 9:38 a.m.

The following members were present:

**The Honorable Keisha Lance Bottoms, Chair
The Honorable Alex Wan, Vice Chair
The Honorable Howard Shook
The Honorable Carla Smith
The Honorable Ivory Lee Young, Jr.**

The following member was absent:

The Honorable Joyce Sheperd

Others present at the meeting were: Charletta Wilson-Jacks, Zoning Administrator; Department of Planning and Community Development; City Attorneys Lem Ward, and Jeffery Haymore; Law Department and members of the public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

C. ORDINANCE FOR SECOND READING

13-O-0112 (1) An Ordinance by Zoning Committee to amend Ordinance U-
U-82-21/ 82-21 as adopted by the City Council on July 6, 1982 and
(TR-12-004) approved by the Mayor on July 14, 1982 for the purposes of
 approving a Transfer of Ownership for a Special Use Permit for a
 Day Care Center for property located at **799 Hutchens Road, SE**;
 and for other purposes.

Councilmember Wan made a motion to approve. The vote was unanimous.

FAVORABLE

D. ZRB SUMMARY REPORT

E. PAPERS HELD IN COMMITTEE

10-O-0013 (1) An Ordinance by Councilmember Aaron Watson **as**
Z-07-113 **substituted and amended by Zoning Committee** to rezone from
 the I-1-C (Light Industrial-Conditional) District to the MRC-3
 (Mixed Residential Commercial) District, property

**ZONING COMMITTEE MINUTES
WEDNESDAY, JANUARY 30, 2013
PAGE TWO**

E. PAPERS HELD IN COMMITTEE (CONT'D)

located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Substituted as amended and held 1/13/10 at the request of the District Councilmember)**

Depth: Approximately 1,010 Feet

Area: Approximately 10.32 Acres

Land Lot: 42, 14th District, Fulton County, Georgia

Owner: JWGST LLC/Joseph Wiles

Applicant: Jason Fritz

NPU-Y

Council District 1

HELD

11-O-0533 (2)
Z-11-12

An Ordinance by Councilmember Natalyn Mosby Archibong **as substituted (#2) by Zoning Committee** to amend Section 16-32B of the 1982 Zoning Ordinance of the City of Atlanta by amending the existing NC-2 East Atlanta Village Business Neighborhood Commercial District; and for other purposes. **(Substituted and held 6/13/12)**

HELD

11-O-0692 (3)
U-11-16

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **544 North Angier Avenue, NE (Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Amended and held 7/27/11)**

HELD

11-O-0693 (4)
U-11-17

An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023(2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners

**ZONING COMMITTEE MINUTES
WEDNESDAY, JANUARY 30, 2013
PAGE THREE**

E. PAPERS HELD IN COMMITTEE (CONT'D)

and are to be transferred from **641 (C 665) North Avenue, NE (Perlman Tract) (Donor Parcel)**. (Referred back by Full Council 7/18/11) (Amended and held 7/27/11)

HELD

- 11-O-0824 (5) An Ordinance by Zoning Committee to amend Section 6-4028 and to create Section 6-4028.1 of the Land Development Code, Part III of the Code of Ordinances, so as to change the Deferral Fee for Variance and Special Exception Applications before the Board of Zoning Adjustment to a flat fee for each instance that the Board grants an applicant's request for deferral to a subsequent public hearing on the application; and for other purposes. **(Held 6/15/11) (Public Hearing held 5/2/12)**

HELD

- 11-O-0857 (6) An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc., (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from **690 Morgan Street, NE**, (a.k.a. 0 North Avenue Tax Parcel Identification 14-0018-0001-026-5), **(Donor Parcel)**. (Referred back by Full Council 7/18/11) (Held 7/27/11)

HELD

- 12-O-1037 (7) An **Amended** Ordinance by Zoning Committee to rezone from the C-2 (Commercial Service) District to the C-3 (Commercial Residential) District, property located at **425 14th Street, NE**, fronting approximately 300 feet on the north side of 14th Street at the westerly intersection of Mecaslin Street and 14th Street. **(Held 1/16/13)**

Depth:	Approximately 388 feet
Area:	Approximately 2.35 Acres
Land Lot:	149, 17 th District, Fulton County, Georgia
Owner:	Meredith Corporation
Applicant:	Meredith Corporation/M. Hakim Hilliard, Esquire

NPU-E

Council District 3

FAVORABLE AS AMENDED TO INCORPORATE THE CONDITIONS

SUMMARY REPORT
January 30, 2013

LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM	NPU RECOMM	ZRB RECOMM
<u>FAVORABLE AS AMENDED</u>						
11-O-1284	U-12-29	664 North Highland Avenue, N.E. N-2	Special Use Permit for an eating and drinking establishment	Approval Conditional	Approval Conditional	Approval Conditional
Councilmember Wan made a motion to approve as amended. The vote was unanimous.						
12-O-1749	Z-12-44/Z-06-09	1989 College Avenue, N.E. O-5	C-1-C to C-1-C for site plan amendment	Approval Conditional	Approval Conditional	Approval Conditional
Councilmember Wan made a motion to approve as amended. The vote was unanimous.						


**ZONING COMMITTEE MINUTES
WEDNESDAY, JANUARY 30, 2013
PAGE FOUR**

LINK TO ZRB PENDING LEGISLATION

<http://citycouncil.atlantaga.gov/2013/pendingzrb.htm>

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:48 a.m.

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Steve Tam, Research & Policy Analyst



The Honorable Keisha Lance Bottoms, Chair